

**REGULAR MEETING OF THE  
TOWN OF ROLESVILLE  
PLANNING BOARD  
June 22, 2020**

**PRESENT:** Mark Powers, Mike Moss, Frank Pearce, Jim Schwartz, Ruth Payne, Donnie Lawrence, Davion Cross, Town Attorney Dave Neill, Town Board Member and Planning Board Liaison Michelle Medley, Planning Director Danny Johnson

**CALL TO ORDER**

Chairman Mark Powers called the meeting to order at 7:00 p.m.

**INVOCATION**

Board Member Moss gave the invocation.

**PLEDGE OF ALLEGIANCE**

The board collectively recited the Pledge of Allegiance.

**APPROVAL OF MINUTES**

**\*Correction of note-** *Chairman Mark Powers* identified an error on page two, Vice Chairman is Mike Moss, not Mark Moss.

Upon a motion by *Board Member Frank Pearce* and second by *Board Member Donnie Lawrence*, the minutes of June 1, 2020 were approved with noted changes, by unanimous vote.

***For the record:*** Mr. Curtis Roerick requested to address the board regarding the growth rate of the town. His concerns stem from the new homes proposed. Specifically, The Point (951 dwellings), Kalas Falls (550 new dwellings) on a very small stretch of road. That brings in 1501 lots and roughly 3812 people. Based on the national average of 2.5 people, that puts an additional 2852 vehicles onto a two-lane road in Rolesville. He stated this brings approximately thirty-two vehicles per minute during rush hours having to do a U-turn on the bypass. This does not include the proposed Wheeler-Fowler track, which would bring an additional 350 lots, totaling 1851 new lots, 4702 people, 3517 new cars, and 39 cars per minute again on that two-lane stretch of road during rush hour. This equates to roughly a sixty – seventy percent growth rate in just a few years, which means a greater wait at local restaurants, grocery stores, etc. CAMPO occurs every five years- was CAMPO aware of new developments at the time of their study, and in five years will the town be ready to address these issues? Would immediate funding be available to correct these issues, or would the town need to save for these repairs? He feels a signal intersection at Mitchell Mill Road and Rolesville Road is in order. He is asking the board to “tap the breaks” and not approve everything that comes across their desks. Please come up with solutions for issues already created and then proceed with additional developments. Be proactive and notify DOT of new traffic, provide incentives to restaurants and grocery stores. Are we prepared for this much growth and development? *Planning Board member Ruth Payne* thanked Mr. Roerick for speaking.

**PR 19-03 A-MASTER MIXED- USE MASTER PLAN- CO SUD DISTRICT  
(TOWNHOMES/COMMERCIAL) AND TOWNHOMES DETAIL  
PRELIMINARY PLAT**

*Planning Director Danny Johnson* reviewed the details of this proposed property consisting of forty- seven townhomes and one commercial lot located on the parcel of 7.44 acres at Rogers Road and Grand Rock Way. This is in a commercial zoning special use district under the land use plan. The original Master Plan submitted to allow residential as a special use permit, and required them to designate what portion will be residential, and what portion will be commercial. Of the 7.44 acres, 5.99 acres will be townhomes, and 1.45 acres will be commercial. The town board approved the Master Plan. The road to Coffee Hut will not connect, but it will connect behind CVS. The primary entrance will be on Rogers Road and Grand Rock Way. Subdivision of the property is necessary to cut individual lots for townhomes under the Master Plan. Approval of the preliminary plat presented is needed from the Board to allow continuation. *Planning Board Member Davion Cross* asked about the remaining 1.45-acre commercial lot. *Planning Director Danny Johnson* stated this has not yet been decided, and will need to go through a site plan approval specifically when it comes in. This will be a balance or a stand-alone tract until then. Important to note they did not use all the housing units available, there are twelve units that can be placed in the commercial building on the second floor or above. They do not have to use them, but they can put apartments in that area only if they choose. This will be a private drive managed by an HOA. *Planning Board Chairman Mark Powers* inquired how to isolate the area next to Coffee Lodge. *Planning Director Danny Johnson* replied the road will not be connected and they will recommend some type of landscape buffer to create a barrier. *Vice Chairman Mike Moss* inquired if they will need to construct a portion of the road, to which *Planning Director Danny Johnson* replied they would not as decided by the Town Board. *Town Attorney Dave Neill* pointed out the right of way is still on the plan and needs to be removed as well, as the preliminary has not been updated. *Danny Johnson* stated this would be revised on the special use permit to show it will not connect. *Planning Board Member Donnie Lawrence* pointed out the property will stop just before the landscape buffer and will stay out of the easement. *Planning Board Vice Chairman Mike Moss* asked if after this is constructed would the final plat come back to the planning board for final approval. *Planning Director Danny Johnson* replied no. Staff recommendation is to approve.

Upon a motion by *Vice Chairman Mike Moss* and second by *Board Member Donnie Lawrence*, PR 19-03 A-MASTER MIXED- USE MASTER PLAN- CO SUD DISTRICT (TOWNHOMES/COMMERCIAL) AND TOWNHOMES DETAIL PRELIMINARY PLAT with the Town Board order to not construct the street, was approved by unanimous vote.

**PLANNING DEPARTMENT'S REPORT**

**May Planning Department's Report**

*Planning Director Danny Johnson* reviewed the report and gave an update on Chandler's Ridge. The Town Board approved the special use permit. Text amendment TA 20-03 dealing with Senior Parking is scheduled for public hearing on July 21, 2020. Text amendment TA 20-01 dealing with the RIII Zoning, has not been scheduled for a public hearing at this time.



## TOWN ATTORNEY'S REPORT

*Town Attorney Dave Neill* gave an update on state legislation 160-D, that was amended once more, and signed by the governor. It is now effective as the new controlling statute to replace 160-A. Effective immediately 160-D is the new controlling law for zoning and regulation of development and subdivision in North Carolina, but is only applicable in those jurisdictions that have amended their ordinances that have incorporated it. Rolesville is working on the UDO update now, and will submit the rewrite for approval from the Town Board and Planning Board. The UDO update deadline is July 2021, however they are working hard to get it done much sooner. *Planning Director Danny Johnson* gave some examples of the new requirements such as the planning board members will now take an oath of the position as a planning board member. Special use zoning districts are going away under 160D only. General use and conditional use zoning districts shall be allowed. You should receive a joint meeting invitation from the Town Manager Kelly Arnold soon, and we are working to meet our deadline if not sooner.

**OTHER BUSINESS:** None at this time

## ADJOURN

There being no more business before the board, upon a motion by *Board Member Frank Pearce* and second by *Board Member Donnie Lawrence*, the meeting was unanimously adjourned at 7:34 p.m.

ATTEST:

  
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Mark Powers, Chairman

  
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Shelly Raby, Development Specialist